



## 2A Prince George Road

London, N16 8BY

**Vast ground floor premises  
with versatile usage next to  
Stoke Newington Road.**

**1,841 sq ft**  
(171.03 sq m)

- Superbly located in prime Stoke Newington.
- High Ceilings throughout.
- Roller shutter door on frontage.
- Former warehouse/workshop.
- Exposed Steel Cross beams.
- Available immediately.

# 2A Prince George Road, London, N16 8BY

## Summary

<b>Available Size</b>	1,841 sq ft
<b>Rent</b>	£35,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

A fantastic opportunity to acquire a superbly presented, open-plan premises in this ever-popular area of Stoke Newington. The immediate vicinity of the property offers a strong combination of both residential dwellings and a bustling high street locale. The subject property has previously been used as a workshop and also for vehicular repairs in years gone by.

The property could benefit from a decorative renovation to suit the requirements of a variety of different occupiers. In the nearby area there is a car servicing centre, a Taekwondo gym, a social club and on Stoke Newington Road; a variety of shops, restaurants and cafes. This opportunity is currently vacant and available for immediate occupation following the completion of legal formalities.

## Location

The location is well served by nearby transport links including Dalston Junction (Overground) and Rectory Road (London Overground). In addition to this, there are numerous bus routes to all corners of London that are readily available and offer a regular service. Amenities are in abundance with Stoke Newington Road, Stoke Newington Church Street and Newington Green all within close proximity. These areas offer everything required for successful day-to-day operation with hardware stores, coffee shops, local supermarkets and delivery points being just some those available.

## Terms

Price: £35,000 per annum exclusive.

Rateable Value: £21,000.

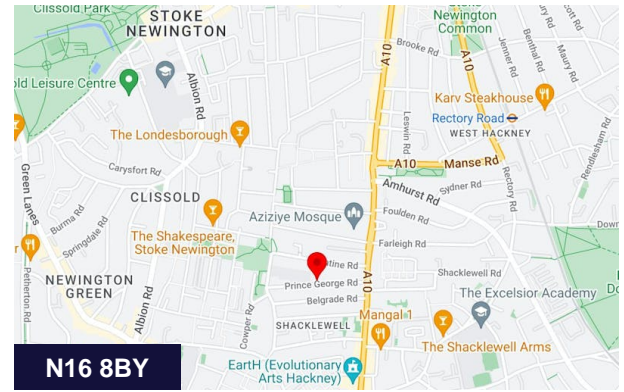
Rates Payable: c.£10,479 per annum.

EPC: C (75).

Possession: Full vacant possession immediately upon completion of legal formalities.

Lease Terms: Flexible.

Legal Costs: Each party is to bear their own legal costs.



## Viewing & Further Information



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